



ఆంధ్రప్రదేశ్ రాజపత్రము
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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY)

APCRDA- CONFIRMATION OF DRAFT VARIATION OF DETAILED MASTR PLAN OF CAPITAL CITY- TADEPALLI, KOLANUKONDA, KUNCHANAPALLI VILLAGES, MTMC, TADEPALLI MANDAL, GUNTUR DISTRICT NOTIFIED VIDE ANDHRA PRADESH GAZETTE EXTRAORDINARY NO.1147, AMARAVATI, DT. 29/07/2022 (G-788)

FILE.NO: MAU61-PLG00TH/17/2021: Detailed master plan of Capital city Plan was approved and notified vide AP District gazette no.18 Dt: 23-02-2016. The request for Change of land use from U1 Zone to Mixed land Uses (Residential, Public and Semi Public Use and Recreational Use and ZDP roads) in D.Nos. 236, 237, 245, 246, 247, 248, 250, 251, 252,253, 275, 280, 281, 282, 283, 284, 285(P), 286(P), 287(P), 288, 289, 290, 291 of Tadepalli, D.Nos 1,2,77,78,79,80(P) of Kunchanapalli and D.Nos 50,124 of Kolanukonda villages, Tadepalli Mandal, Guntur District to an extent Ac. 178.00 cents was approved by Executive Committee of APCRDA on 12/07/2022 vide resolution no.175/2022.

After approval of the above said change of land use, draft variation was notified by Govt. of Andhra Pradesh and published in Andhra Pradesh gazette extraordinary no. 1147, Amaravati, Dt. 29/07/2022 (G-788) and also in Sakshi Telugu daily news paper & The Times of India English daily news paper on 29/07/2022 and the objections received by APCRDA within fifteen days from the date of publication in AP Gazette i.e.,12/08/2022. No Objections/ Suggestions were received during the above said period and the matter was put up before Executive Committee of APCRDA on 09/03/2024 for approval of said change of land use and the same was approved by the Executive Committee vide resolution no. 207/2024.

Further Government vide memo no.2378839/CRDA/2024 dt.13.03.2024 has agreed to the request of Ryots/land owners of Tadepalli, Kolanukonda and Kunchanapalli villages of Tadepalli Mandal, for waiver of CLU fees and Special Impact fee. Since, the applicants are very small and marginal farmers with low income and their financial condition is not adequate for paying the CLU fee and Special Impact fee as a special case.

Hence, notice is hereby given that modifications made to the Detailed Master plan of Capital City was approved and notified vide AP District Gazette no. 18 Dt: 23-02-2016, as said above are notified under section 41(4) of APCRDA Act, 2014. The modifications shall come into operation from the date of publication of this gazette notification and as appended.

APPENDIX **NOTIFICATION**

In exercise of the powers conferred by sections 41(4), 17(2) of APCRDA Act, 2014 (Andhra Pradesh Act No.11 of 2014) and G.O.Ms No.95 MA & UD (CRDA-2), Dt.23/4/2016 the APCRDA, hereby makes the following variation to the Detailed Master plan of Capital City was approved and notified vide AP District Gazette no. 18 Dt: 23-02-2016 and as required under section 41(3) of the said Act, Draft variation was previously published in Extraordinary issue of Andhra Pradesh Gazette No. 1147, Amaravati, Dt. 29/07/2022 (G-788).

VARIATION

The site measuring to an extent of Ac. 178 cents approx. falls in D.Nos. 236, 237, 245, 246, 247, 248, 250, 251, 252,253, 275, 280, 281, 282, 283, 284, 285(P), 286(P), 287(P), 288, 289, 290, 291 of Tadepalli, D.Nos 1,2,77,78,79,80(P) of Kunchanapalli and D.Nos. 50,124 of Kolanukonda villages of Tadepalli Mandal, Guntur District with the following schedule of boundaries, which was earmarked for U1 Reserve Zone Use in the Detailed Master Plan of Capital City which was sanctioned vide Guntur District Gazette No. 18 Dt: 23/02/2016 is now proposed to be designated for mixed land use(Combination of Residential land use, Public and Semi Public Use, Recreational Use and ZDP roads). The lands falling in the above survey nos shall be governed by Zoning regulations of Tadepalli Zonal Development Plan. Further details of the proposed change are available in the office of APCRDA, Lenin Centre, Vijayawada and also available in APCRDA web site www.crda.ap.gov.in subject to the following conditions:

1. The owners /applicants shall be responsible for any damage claimed by anyone on account of change of land use proposed.
2. The change of land use shall not be used as the proof of any title of the land.

3. The applicant should obtain the development permission from the competent authority duly paying the required fee and charges.
4. The Road affected portion shall be handed over to competent authority on free of Cost through registered gift deed as and when required.
5. Compliance of building/layout rules at the time of development permission.
6. Competent authority shall ensure that the provisions mentioned in the Andhra Pradesh Agriculture Land (Conversion for Non-Agricultural Purpose) Act-2006 is adhered to.
7. Any other conditions as may be imposed by The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.

SCHEDULE OF BOUNDARIES

The schedule for the site under reference in D.Nos. 236, 237, 245, 246, 247, 248, 250, 251, 252,253, 275, 280, 281, 282, 283, 284, 285(P), 286(P), 287(P), 288, 289, 290, 291 of Tadepalli, D.Nos 1,2,77,78,79,80(P) of Kunchanapalli and D.Nos. 50,124 of Kolanukonda villages of Tadepalli Mandal, Guntur District to an extent Ac. 178.00 cents is given below:

North: R.S.No.223(P) of Tadepalli Village & Mandal

South: R.S.No.128, 46, 47, 48, 52, 53 of Kolanukonda Village & Tadepalli Mandal

East : R.S.No.249 (P) of Tadepalli Village, RS No. 3 of Kunchanapalli Village & Tadepalli Mandal

West: R.S.No.223 (P), 279(P), 286(P), 287(P), 292(P) of Tadepalli Village & Mandal

Sd/-
Commissioner,
APCRDA.